

**City of Greensboro Planning Department
Zoning Staff Report
July 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: J
Location: 6417 West Friendly Avenue (Southeast quadrant of West Friendly Avenue and Friendway Road)

Applicant: Michael P. Winstead
Owner: Sarah F. Sowers

From: RS-12
To: CD-RM-18

Conditions: 1) Uses limited to townhomes designed for sale.

SITE INFORMATION	
Maximum Developable Units	39
Net Density	17.0 dwelling units per acre
Existing Land Use	Single family dwelling
Acreage	2.29
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Wooded along southern portion of property <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	High Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Coble Farms	CD-RM-8
<i>South</i>	Undeveloped	RS-12
<i>East</i>	Single Family Residential / Mission Friendly Ridge Apartments	RS-12 / RM-12
<i>West</i>	Single Family Residential	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-RM-18 (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
CD-RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. See Condition for use limitation.

TRANSPORTATION	
Street Classification	Friendly Avenue – Major Thoroughfare, Friendway Road – Minor Thoroughfare.
Site Access	GDOT will approve a maximum of one access point located as far from the intersection as possible. Access point must meet City of Greensboro standards.
Traffic Counts	Friendly Avenue ADT = 19,300
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	Yes.
Traffic Impact Study	Not required per TIS ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Greensboro watershed WS-III
Floodplains	N/A
Streams	N/A
Other	Maximum BUA allowed is 70% of site acreage (High Density option). All existing and proposed BUA must drain and be treated by a State approved Best Management Practice (BMP).

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
South	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
East	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100' Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
West	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The Mission Friendly Ridge Apartments, zoned RM-12, are located east of and adjacent to this property. The Coble Farms Townhouses, zoned CD-RM-8, are located north of West Friendly Avenue opposite the subject property.

The applicant's sketch plan shows 26 townhouse units with two entrances on Friendway Road. Staff is concerned with the northernmost entrance which is close to the intersection of Friendway Road and West Friendly Avenue. Redesign of the site and a reduction to one entrance will be required.

This rezoning proposal is consistent with a number of Connections 2025 goals and policies. It promotes compact development, mixed-income neighborhoods, and the diversification of new housing stock to meet the needs for suitable, affordable housing. This request is also compatible with the High Residential land use classification on the Generalized Future Land Use Map of the Comprehensive Plan.

GDOT: No additional comments.

Water Resources: An appropriately sized drainage easement is required on all channels carrying public runoff (size dependent on amount of flow carried in channel).

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.